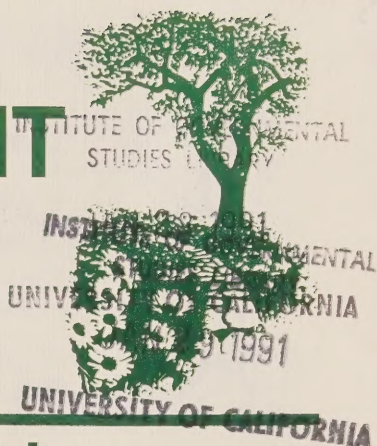


# LANDSCAPE DEVELOPMENT GUIDEBOOK

CITY OF SANTA MARIA  
COMMUNITY DEVELOPMENT DEPARTMENT  
110 EAST COOK STREET • (805) 925-0951



## Why this booklet?

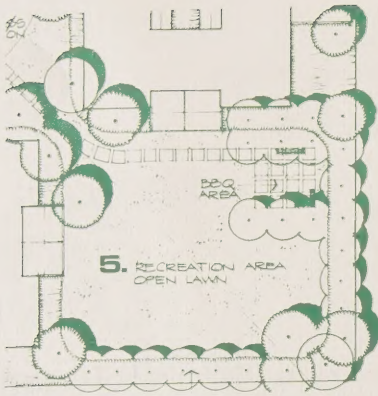
In the City of Santa Maria, the landscape is important. It is so important that the City has adopted an "Urban Forest" section as part of its General Plan. In addition, the City has adopted Uniform Landscape Guidelines that outline the City's requirements for landscape development. These guidelines are a separate chapter of the Zoning Ordinance.

Through these means, the City is encouraging the development of the urban forest which can be simply defined as the total plant environment in the community. The urban forest includes both public and private plantings. It is a people oriented forest designed to enhance the quality of life for its residents aesthetically, ecologically, and economically.

In addition, everyone enjoys and benefits from a pleasant outdoor environment. Trees, shrubs, lawns and vines are pleasing to the senses as well as ecologically valuable in providing shade, wind protection, air filtering, noise reduction, and soil erosion control. However, the urban forest can become a liability when its design is inappropriate to the urban setting. Problems can occur when the wrong type of plant—too big or too small, too brittle or too soft, too voracious or too shallow-rooted—is planted. The City is particularly concerned about using plants that will create hazardous situations, cause damage to surrounding improvements, and consume too much water. On a city wide scale, the urban forest must be drought tolerant—able to survive on a limited amount of irrigation.

The purpose of this booklet is to assist the subdivider or developer in designing an attractive, functional, and water conserving landscape for his project. It is also intended to serve as a guide in outlining the City's basic requirements.

# How to use this booklet



This booklet gives a general overview of the City's basic requirements for landscape development. Specific details are contained in a special chapter of the City's Zoning Ordinance that deals exclusively with landscape development for all types of projects. The zoning ordinance should be consulted before preparing any plans. The Community Development Department

staff is available to direct you to those portions of the ordinance that apply to your project.

This booklet can also be used to help you plan your project. Knowing in advance where, and how much, planting is required, what types and sizes of plants are recommended, and what kind of irrigation is necessary can help determine the overall layout of the site, the financing, and the long term maintenance needed for your project.

Lastly, use this booklet to identify ways to incorporate water-saving measures in the landscape for your project. Plant selection, irrigation design, and earth contouring can all play an important part in conserving water.

## Landscape Guidelines

The City's Landscape Guidelines provide that the landscape design for a project fulfill two basic requirements: 1) the design must satisfy the functional needs for shade, screening, buffering, solar access, and soil protection; and 2) the design must be able to sustain itself in an attractive permanent way with a limited amount of water. The aesthetics are also important. The landscape design should serve to enhance and complement the architectural treatment of the buildings and the overall design of the project.





# checklist checklist checklist

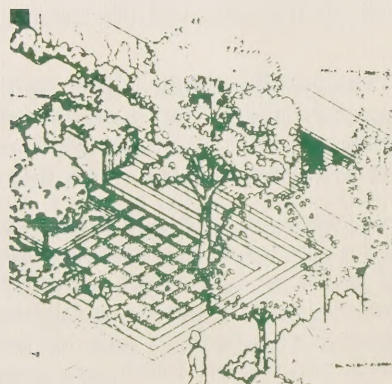
To meet the City's requirements, the following checklist should be used in preparing the planting and irrigation plan:

- ✓ First, is enough planting area proposed? Generally, the front setback and areas all around and within a parking area must be planted. Usually, 15 to 20 percent of the site is required to be planted, depending on the zoning.
- ✓ Are street trees shown? The City has specific requirements and standards for street trees. The type, spacing, and installation of the trees depends on the use and the zoning district.
- ✓ Are adverse views screened? Things like blank walls, perimeter fences, trash enclosures, backflow prevention devices, and parking lots need visual relief. Planting is often the most economical and most attractive means to do this.
- ✓ If green lawns are proposed, are they functional? Because lawns require so much water, the Community Development Department recommends that grass or turf areas be used when they can serve as active recreation areas or highly visible passive areas. If the lawn area proposed will not be utilized actively or located on a prominent frontage, consider using a low green ground cover. It will cost less to maintain in the long run.
- ✓ Are the proposed plant materials drought tolerant? All plants need regular water to get established. But drought tolerant plants usually have root systems and leaf structures that enable them to get to, and then hold onto, limited water. A list of suggested drought tolerant plants that are readily available in nurseries is included in this booklet.
- ✓ Does the project have an automatic, underground irrigation system? One of the best ways to save water and ensure that the plants become established is to have a good irrigation system. That's why the City requires it on all projects. Watering by automatic control clocks for specified time periods, at night, when it is not windy, will save you money and save the City water. A note of caution: Don't water your drought tolerant plants as much as other plants—they don't need it—and it may kill them.
- ✓ The City encourages the use of moisture sensing devices to regulate water application.

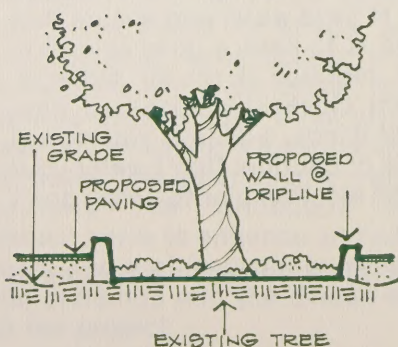




Toyon: *Heteromeles arbutifolia* (Sudworth, 1908. Reduced)



California Coffee Berry



TREE PRESERVATION

# DROUGHT TOLERANT PLANTS

The following list is intended as a guide only. It doesn't contain every drought tolerant plant. The list doesn't represent the only plants that the City will approve. However, the plants listed have been proven to be reliable in Santa Maria's climate and are normally available in nurseries.

There are several good references for more information on drought tolerant plants: *Sunset Western Garden Book*, *Plants for Dry California Landscapes* by Bob Perry, *Success List of Water Conserving Plants* by Saratoga Horticultural Foundation.

## TREES

Albizia julibrissen - Silk Tree  
 Arbutus unedo - Strawberry Tree  
 Celtis sinensis - Chinese Hackberry  
 Ceratonia siliqua - Carob  
 Eucalyptus nicholli - Peppermint Gum  
 Eucalyptus lehmanni - Bushy Yate  
 Eriobotrya deflexa - Bronze Loquat  
 Fraxinus oxycarpa 'Raywood' - Raywood Ash  
 Geijera parvifolia - Australian Willow  
 Gleditsia triacanthos - Honeylocust  
 Ginkgo biloba - 'Autumn Gold'  
 Maiden Hair Tree  
 Koeleruteria paniculata - Goldenrain Tree  
 Lyonothamnus asplenifolius - Catalina Ironwood  
 Maytenus boaria - Mayten Tree  
 Melaleuca leucadendron - Cajeput Tree  
 Olea Europea-Olive 'Fruitless'  
 Pinus canariensis - Canary Island Pine  
 Pinus halepensis - Aleppo Pine  
 Platanus acerifolia - Plane Tree  
 Quercus agrifolia - Live Oak  
 Quercus suber - Cork Oak  
 Quercus ilex - Holly Oak  
 Schinus molle - California Pepper  
 Tristantia conferta - Brisbane box  
 Zelkova serrata - Japanese Zelkova

## SHRUBS

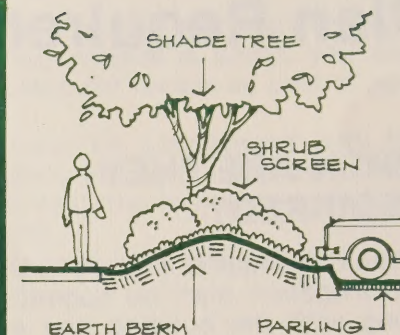
Abelia grandiflora - Glossy Abelia  
 Acacia species - many types  
 Arctostaphylos species (many types) - Manzanita  
 Berberis darwinii - Darwin's barberry  
 Callistemon citrinus - Lemon Bottlebrush  
 Ceanothus species (many types) - California Lilac  
 Cistus species (many types) - Rockrose  
 Cotoneaster parneyi  
 Cytisus racemosa - Canary Island Broom  
 Escallonia species (many types)  
 Feijoa sellowiana - Pineapple guava  
 Grevillea species (many types)  
 Hakea suaveolens - Sweet Hakea  
 Heteromeles arbutifolia - Toyon  
 Mahonia species (many types)  
 Melaleuca species (many types)  
 Metrosideros excelsa - New Zealand Christmas Tree  
 Nerium oleander - Oleander  
 Pittosporum species (many types)  
 Plumbago auriculata - Cape Plumbago  
 Prunus lyonii - Catalina Cherry  
 Prunus ilicifolia - Hollyleaf Cherry  
 Punica granatum - Pomegranate  
 Rhamnus californica - Coffeeberry  
 Rhamnus alaternus - Italian Buckthorn  
 Rhus ovata - Sugar Bush  
 Rhus integrifolia - Lemonade Berry  
 Ribes species (many types) - Gooseberry  
 Salvia species (many types) - Sage

## GROUND COVERS

Acacia redolens  
 Acacia 'Rosemary'  
 Achillea milleflora  
 Achillea tomentosa (Lawn substitute)  
 Arctotheca calendula  
 Baccharis pilularis  
 Coprosma kirkii  
 Coprosma pumila 'Verde Vista'  
 Cotoneaster 'Lowfast' and 'Dammeri'  
 Gazania species  
 Hypericum calycinum  
 Juniper species (many types)  
 Lantana camara  
 Lonicera japonica 'Halliana' - Honeysuckle  
 Lippia repens (lawn substitute)  
 Myoporum parvifolium  
 Myoporum 'Pacifica'  
 Rosmarinus officinalis - Rosemary  
 Santolina species  
 Thymus praecox arcticus (lawn substitute)  
 Trifolium fragiferum 'O'Connors' (lawn substitute)

## WATER CONSERVING TURF

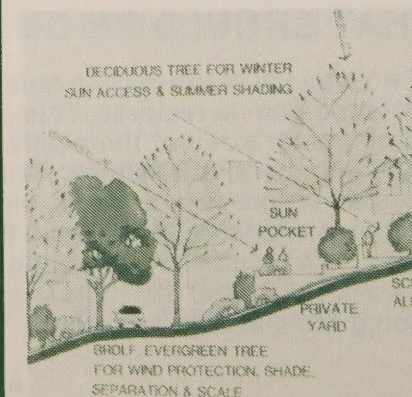
(In order of decreasing water needs)  
 Festuca K-31 - Hybrid Fescue  
 Festuca 'Goor' - Hybrid Fescue  
 Festuca 'Fawn' - Hybrid Fescue  
 Festuca rubra - Red Fescue  
 Festuca 'Rebel' - Hybrid Tall Fescue  
 Cynodon 'Santa Ana' - Hybrid Bermuda  
 Cynodon 'Tifgreen' - Hybrid Bermuda  
 Cynodon 'Tifway' - Hybrid Bermuda



PARKING LOT SCREEN



Creek Dogwood



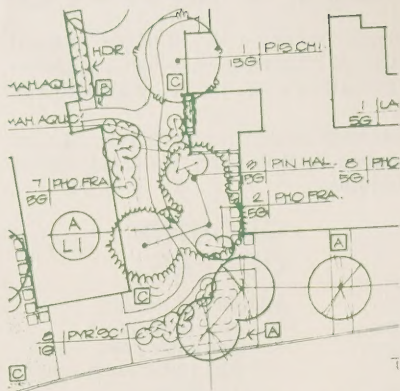


## Plan Requirements

## WHEN ARE THEY REQUIRED?

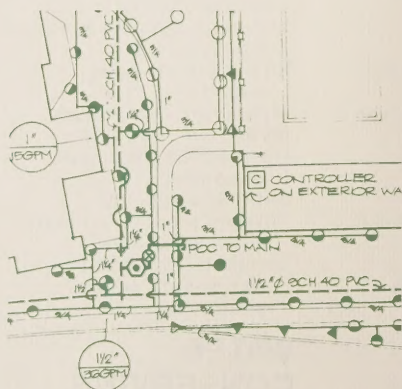
The City requires that a planting and irrigation plan be submitted along with the building and site plans for the project. The City looks at each project as a whole. The different design disciplines complement each other and require coordination to achieve successful projects. Plan ahead to submit all the required plans for review at one time.

If your project is large, you should submit a preliminary landscape plan as part of your initial package for review. On smaller projects a concise planting and irrigation plan is needed for review.



## WHO PREPARES THE PLANS?

The City suggests that landscape plans be prepared by a licensed professional Landscape Architect, especially on complex projects. Landscape contractors and nurserymen can also prepare the plans provided they are also going to install the planting and irrigation or sell you the plants.



## WHAT SHOULD BE ON THE PLANS?

Two types of plans may be required. On large projects a preliminary landscape plan is required. This plan does not identify all the names and container sizes of the plants. Instead it illustrates what the end result will look like. It should include a legend describing the shape and size of proposed plants shown on the plan, such as “large deciduous shade tree” or “small flowering tree” or “low ground cover shrubs.” The plan should include cross-sections of the site or elevations showing how the mature planting will look in relation to the building and parking or streets.

Once your project is approved by the City, final planting and irrigation plans should be prepared. If your project is small, you may choose to prepare and submit final plans for review as part of your development plan application.

The design of your landscaping must be coordinated with the preparation of the site grading plan. Many excellent landscape plans have been reviewed by the City only to find that they would not function on the site due to grading problems.

The following should be included on each plan submitted:

## **PRELIMINARY PLAN:**

- scale and north arrow
- symbols showing all proposed and existing trees, shrubs, and ground covers
- indicate any existing planting to be removed
- legend describing the characteristics of the proposed planting (botanical names not needed)
- a cross-section or elevation of the site showing the mature size and forms of proposed planting
- label all walls, fences, banks, berms, retardation basins, trash enclosures, site lighting, and other elements that relate to, or affect, the planting
- notes indicating the type of irrigation proposed
- name, address, and phone number of person preparing plans

## **FINAL PLANTING PLAN:**

- scale and north arrow
- symbols showing all proposed planting
- legend giving container size, quantity and botanical names of all plants
- installation details
- street trees as required
- name, address, and phone number of person preparing plans

## **IRRIGATION PLAN:**

- scale and north arrow
- layout of sprinkler heads, pipe valves, and controller
- equipment schedule
- backflow prevention device
- notes indicating the available pressure and circuit flow rates
- name, address, and phone number of person preparing plans.

# NOTES:

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